



October 2014

Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

MCS Telecom,
28205 Bluebell Drive
Laguna Niguel, CA 92677
Attn: Norman MacLeod

**REGARDING: PROJECT NO. R2014-01794-(1)
CONDITIONAL USE PERMIT NO. 201400071
1747 N EASTERN AVENUE (APN: 5223-037-020)**

Hearing Officer John Calas, by his action of October 21, 2014, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on November 4, 2014. **Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Jeantine Nazar of the Zoning Permits East Section at (213) 974-6435, or by email at jnazar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),
c: DPW (Building and Safety); Zoning Enforcement;
MM:JN

**FINAL FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01794 - (1)
CONDITIONAL USE PERMIT NO. 201400071**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400071 ("CUP") on October 21, 2014.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the continued operation and maintenance of a wireless telecommunications facility (WTF) located on a rooftop of an existing self-storage building ("Project") located at 1747 N. Eastern Avenue in the unincorporated community of East Los Angeles ("Project Site") in the M-2 (Heavy Manufacturing) zone pursuant to Los Angeles County Code ("County Code") Section 22.32.190.
3. The CUP is a request to continue the operation and maintenance of an unmanned WTF located on the rooftop of an existing four-story, self-storage building. The applicant is proposing to replace the three (3) antennas behind the screen on the northwest corner and to increase the height of the screen wall to an additional two (2) feet in order to camouflage the existing and proposed antennas. The previous Exhibit "A" approval depicts the height of the transparent screen at 49'-9". The applicant indicated that the as built plans show the height of the building 48'-11" and not 49'-9", therefore, the proposed two feet increase will increase the height of the screen wall to 50'-11". The applicant is also proposing to replace one antenna mounted on the penthouse located on the middle building and color the antenna to match the existing. The proposed antenna upgrade includes three (3) new remote radio units (RRU) mounted behind each of the new replacement panel antennas, two raycap boxes, one on each side, and additional equipment in the equipment shelter within the building in one of the storage rooms.
4. The Project Site is 1.6 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with flat topography and is developed with self-storage facilities consisting of three (3) four-story buildings, adjacent to each other, appearing as one, and several single-story buildings.
5. The Project Site is located in the City Terrace Zoned District and is currently zoned M-2.
6. The Project Site is located within the Industrial land use category of the East Los Angeles Community Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:

North: C-3 (Unlimited Commercial)
South: M-2
East: M-2

West: M-2

8. The subject property is developed with a self-storage facility. Surrounding land uses within a 500-foot radius include:

North: Multi-family residential and commercial
South: Industrial (building supply, warehouse, light industrial)
East: A parking lot, a book store, an auto repair
West: Light industrial activities

9. The following permits have been approved for this project site:

- a. CUP 200500025 approved the installation, operation, and maintenance of an unmanned WTF located on the rooftop of an existing self-storage building. The project included a 30 KW back-up emergency generator, with 52 gallon fuel tank, in the parking lot.
- b. REA201300216 approved a 132 gallon fuel tank to replace the previous 52 gallon fuel tank for the existing 30 KW back-up generator. The REA required that the applicant obtain clearances from the Fire Department and Public Health.
- c. CUP01-100 approved the installation and operation of an unmanned WTF on the rooftop of the building and associated equipment located within the building. The applicant in this case was AT&T/Cingular. The permit expired on June 30, 2012 and the applicant applied for a renewal, which will expire on July 3, 2027.
- d. PK 87-489 approved the development of a self-storage building with less than the required parking spaces.

10. The Project Site is accessible from Eastern Avenue to the north.

11. Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified and requires that parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits, typically once a month. The self-storage parking lot will accommodate the required parking space for maintenance vehicles.

12. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation of a WTF, with negligible or no expansion of use beyond that which was previously existing. The project will not have a substantial impact on the surrounding environment. The antennas are

disguised behind a transparent screen and colored to blend in with the surrounding area.

13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. The Regional Planning ("Regional Planning") staff has not received any comments
15. A duly noticed public hearing was held on October 21, 2014 before the Hearing Officer. The applicant's representative, Norman MacLeod, presented testimony in favor of the request and stated that as built height of the building is 48'-11" and not 49'-9" as previously approved, the applicant is requesting a two (2)-foot increase in height, and therefore, the new height would be 50'-11". There being no further testimony, the Hearing Officer closed the public hearing and adopted the recommended changes by staff and agreed to by the applicant.
16. The Hearing Officer finds that the subject WTF includes a backup generator with a fuel tank, which requires approvals from County agencies.
17. The Hearing Officer finds that the wireless facility will improve communication network for the residents in the area.
18. The Hearing Officer finds that the proposed antennas and associated equipment will provide emergency service by connecting to close emergency dispatchers to assist the local residents, businesses and the State University of California in emergency situations.
19. The proposed antennas and associated equipment will provide emergency service by connecting to local emergency dispatchers to assist the local residents, businesses and the State University of California in emergency situations. The wireless facility will improve the communication network for the residents in the area by providing enhanced service networks. Therefore, the Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan and East Los Angeles Community Plan.
20. The antennas are disguised behind a transparent screen and colored to blend in with the surrounding area. The Hearing Officer finds that the proposed use at the site will not have a substantial impact on the surrounding environment and will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
21. The proposed antennas would increase the height above the required 50 feet. Section 22.44.118.C.2 requires the maximum height of any structures or devices essential to industrial processes or communications related to public health and

safety to be a maximum of 50 feet in height; said height may be modified subject to a conditional use permit. The scale and intensity of the proposed structure is well suited in the surrounding neighborhood with industrial, commercial, institutional and multi-family uses of similar heights and scale. Therefore, Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the height and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

22. The access to the site is from Eastern Avenue, a major thoroughfare. Therefore, the Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
23. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 15 years.
24. The Hearing Officer finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of community of East Los Angeles. On August 27, 2014 a total of 81 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four (4) notices to those on the courtesy mailing list for the City Terrace Zoned District and to any additional interested parties.
25. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features

prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit Number 201400071, subject to the attached conditions.

ACTION DATE: October 21, 2014

MM: JN

September 26, 2014

c: Zoning Enforcement, Building and Safety

**FINAL CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01794-(1)
CONDITIONAL USE PERMIT NO. 201400071**

PROJECT DESCRIPTION

The project is a request for a conditional use permit in order to authorize the continued operation and maintenance of a wireless telecommunications facilities located on the rooftop of an existing commercial building with equipment cabinets located within the building and a generator located in the parking area subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on October 21, 2029.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation and maintenance of the wireless telecommunications facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a

violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **Eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **Three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **December 21, 2014**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **Three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.

24. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
25. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
26. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
27. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
28. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice.
31. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
33. The generator shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from

the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

34. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

PROJECT SITE SPECIFIC CONDITIONS

35. This grant shall authorize the continued operation and maintenance of a wireless telecommunications facility in the M-2 zone.
36. The permittee shall provide as built plans to show the height of the existing building at 48'-11" and the proposed 2 feet screen wall increasing the height to 50'-11".
37. The permittee shall provide approvals from the Department of Public Health and the Fire Department for the existing generator.